

# A User's Guide to the Zoning By-law

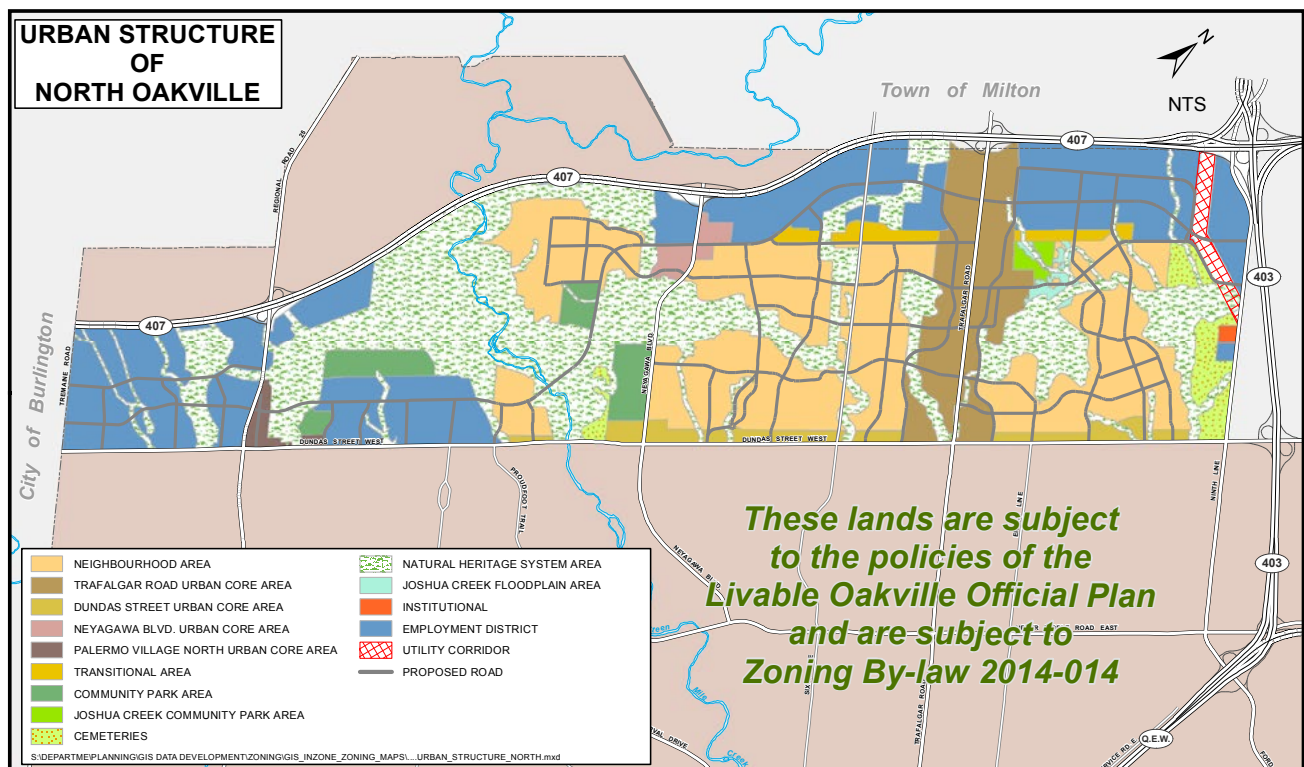
Zoning By-law 2009-189, as amended, is the comprehensive zoning by-law applying to all properties in North Oakville. These are lands north of Dundas Street and south of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact a member of the zoning section of Oakville's Building Services department or a planner in the Planning Services department.

## Purpose of the Zoning By-law

A zoning by-law is a "rule book" that controls building and development. Zoning by-laws regulate how land and *buildings* are *used*, the location of *buildings*, minimum *lot* sizes and dimensions, *building heights*, and other provisions necessary to ensure proper development.

The zoning by-law implements the community vision and policies for future growth and development expressed in the North Oakville East and North Oakville West Secondary Plans. The zoning by-law puts the Secondary Plan visions and policies into terms, permissions, and numbers that can be measured. The North Oakville East Secondary Plan was approved by the Ontario Municipal Board in February 2008, while the North Oakville West Secondary Plan was approved in 2009 and 2011 (portions remain under appeal). The North Oakville Secondary Plans apply to all lands in the *Town of Oakville* north of Dundas Street and south of Highway 407, as shown on the map below.



*The overall land use plan for North Oakville. Lands south of Dundas Street and north of Highway 407 are subject to the policies of the Livable Oakville Plan. That Plan and Zoning By-law 2014-014, both as amended, apply there.*

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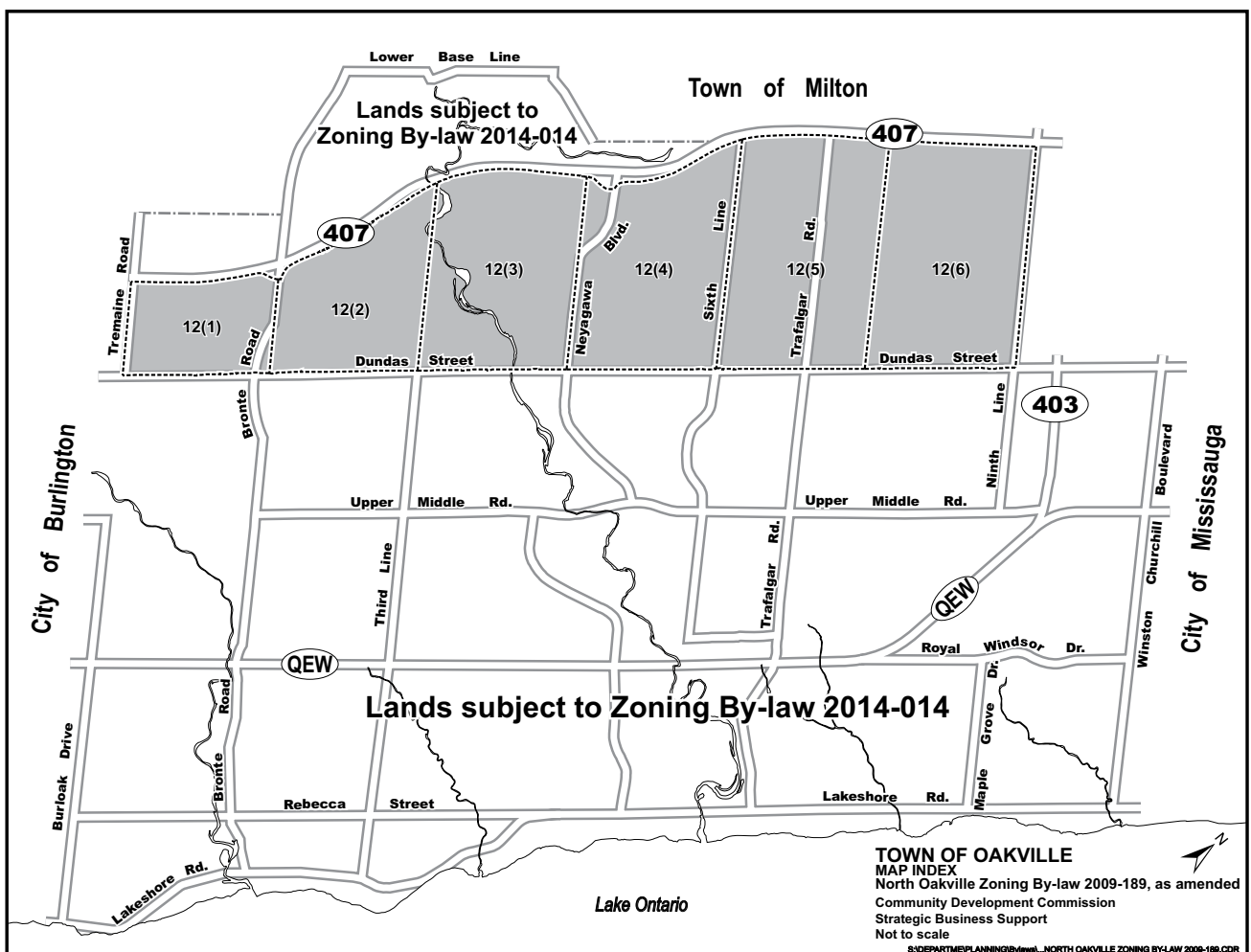
## How to Use this By-law

The following six steps describe how to identify what *uses* can be undertaken and the size of *buildings* that can be erected on a specific property. Staff in the zoning section of the Building Services department and Planning Services staff are always available to answer your questions and confirm the zoning regulations and planning policies applying to your property:

### 1. Start with the maps in Section 12 of the By-law to determine your zone

1. Find the map in Section 12 of the Zoning By-law that shows the applicable property. The By-law is divided into six maps based upon the grid shown on the following page;
2. Locate the property on the map; and,
3. Determine what *Zone* the property is in.

The *Zones* are identified by a short-form symbol, a series of letters and numbers. For instance, if a property is in the “Trafalgar Urban Core” *Zone* it will be identified as “TUC” on the maps.



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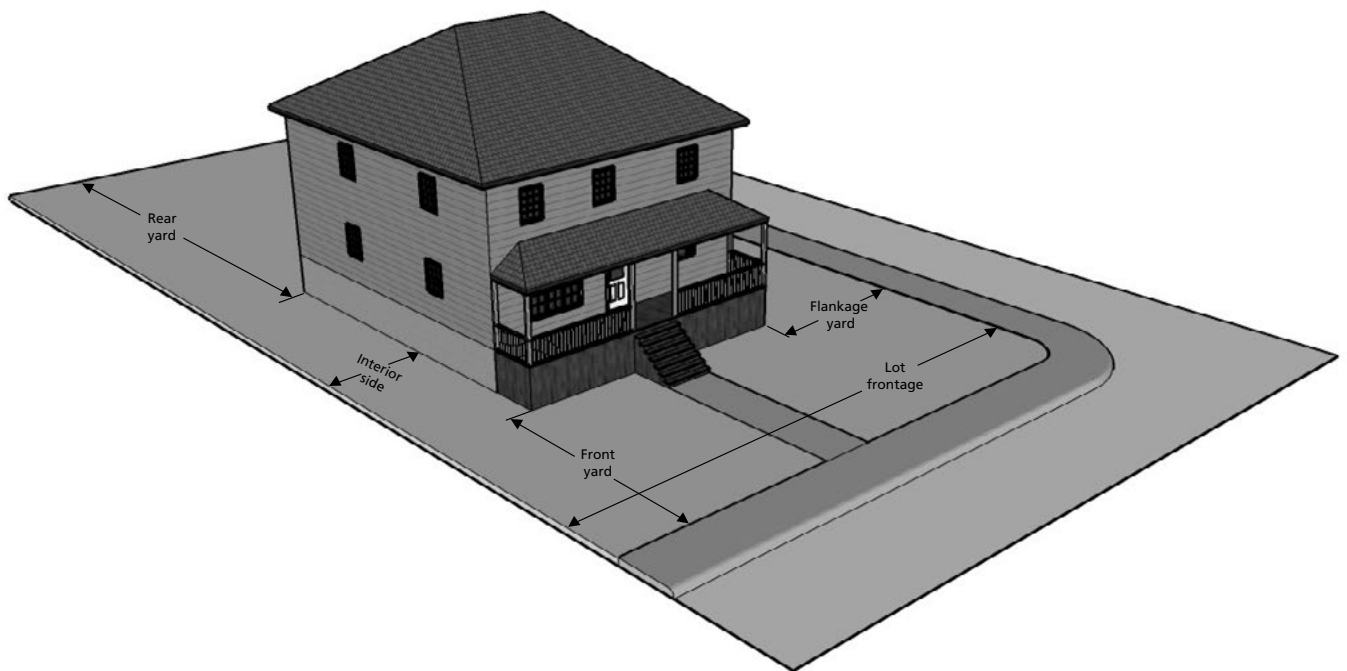
## 2. Turn to the appropriate Sections of the By-law (Sections 6 and 7) for the use permissions and building regulations applying in your zone.

Section 6 of this By-law contains two tables showing the list of permitted *uses*. The *use* is shown in the left-hand column, and the *zones* in which each *use* is permitted are marked with a “✓” symbol in the appropriate column. Some additional use permissions are located in Section 7, at the beginning of the individual *zone* standards.

Once the permitted *uses* are known, turn to the next section of the By-law, where the *zone* regulations can be found in a separate tables. There are multiple subsections, each corresponding to one particular *zone*. These regulation tables state what standards apply to the applicable type of *building* that could be located in the *zone*.

Together, these two sections of the By-law establish the parent *zone* permissions and standards. Using the Trafalgar Urban Core TUC *Zone* example above, Table 6.1 permits a range of commercial, service, institutional, and residential uses. Sections 7.1.1 through 7.1.4 establish minimum and maximum standards for *yards*, *floor space index (FSI)*, and *height*.

These regulations establish the “*building envelope*” for development on a *lot*. The amount of developable area and the types and sizes of *buildings* allowed are further regulated by other Sections of the By-law.



Additional regulations may follow the *use* permission and *building* regulation tables and should also be reviewed to ensure your building plans comply.

## 3. Turn to the appropriate Sections of the By-law (Sections 8 through 11) for any site- or area-specific provisions applying to your property.

Referring back to step one above, if a property has some additional site- or area-specific provisions, a number will be added to the *zone* symbol on the zoning maps contained in Section 12; for example, “TUC -30”. These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Section 11 of the By-law.

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If the property is subject to a Holding Provision, the symbol will be preceded by the letter “H” and a number (i.e. “H1-TUC”). A Holding Provision restricts the *uses* on a property only to those permitted under the Hold (typically, only existing *uses*), until a series of conditions are cleared. These conditions, and any modified provisions that apply while the Hold is in place, are listed in Section 9 of the By-law.

If the property is subject to an Interim Control By-law, a hatched line overlay will be shown on the property along with a number and letter “i” (i.e. “3i”). These properties are subject to a temporary removal of permitted *uses* or modified *building* or *structure* regulations, pending the completion of a study and potential amendment to the Zoning By-law. These provisions are listed in Section 10 of the By-law.

If the property is subject to a Temporary *Use* By-law, the symbol will be preceded by the letter “T” and a number (i.e. “T1-E2”). The intent of a temporary *use* by-law is to allow a *use* of land temporarily until the ultimate development vision for the area can be achieved through development, or when non-permanent uses are required for a short period of time. These permissions and associated provisions are listed in Section 11 of the By-law.

## 4. Turn to Section 4 to identify general regulations that apply in all zones.

After determining what standards may apply to a permitted *use* on the property, refer to the General Regulations section of the By-law to determine what provisions in that section may apply to the property. A review of this list will allow identification of regulations which may be applicable and which should then be reviewed.

## 5. Turn to Section 5 of the By-law for the parking, loading and stacking space requirements for your use.

Section 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, *bicycle parking spaces*, *loading spaces*, and shared *parking spaces*. Parking and loading regulations include parking and *loading space* dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to all *uses* in all *zones*. Additional regulations respecting *commercial* and *recreational vehicles* are also found here.

## 6. Turn to Section 3 to find definitions.

Throughout the By-law, you will find certain words are *italicized*. These are terms which have a definition in the By-law. The definitions are found in Section 3 of the By-law. Reference to the definitions section should be made to ensure a clear understanding of the implications of any italicized term used in the By-law.

## Any Further Questions?

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact the *Town* for more information. Staff in the Building Services and Planning Services departments are available Monday through Friday, 8:30 a.m. to 4:30 p.m., to assist with interpreting the *Town's* policies and regulations.

# List of Amending By-laws

This By-law was approved by Council on November 23, 2009, with implementing Ontario Municipal Board (OMB) Orders issued on April 15, 2010, July 14, 2010, and October 25, 2010 (File No. PL100041). As of the date of this consolidation, limited sections of the By-law are still subject to appeal as noted throughout the document.

This By-law has since been amended by the following zoning by-law amendments:

By-law Number	Name of Amendment	Location	Status / Effective Date / Issue Date
2010-041	Oakville Energy Services Inc.	Maps 12(2), (3)	April 12, 2010
2010-069	Davis Minardi and Denbridge	Map 12(4)	OMB PL051188, March 26, 2010
2010-075	Housekeeping: ORC and Joshua Creek Heritage Art Centre	Maps 12(2) and (6)	April 12, 2010
2010-116	Temporary Use: Vic Hadfield Golf	Map 12(5)	June 21, 2010
2010-141	Regional pump station	Map 12(4)	September 27, 2010
2010-153	Power Generation Facilities	Town-wide	September 27, 2010
2010-171	Timson and Arrassa	Map 12(4)	December 13, 2010
2011-006	Removal of Hold: Hospital	Maps 12(2), (3)	January 24, 2011
2011-073	Regional wastewater line	Maps 12(2), (3)	July 11, 2011
2011-129	Temporary Use: Medeiros Boat Works	Map 12(5)	November 28, 2011
2012-001	Housekeeping: Governmental Authority	Town-wide	March 19, 2012
2012-043	Lower Fourth Ltd. and Pendent Developments Ltd.	Map 12(4)	May 22, 2012
2013-065	Housekeeping: General matters	Town-wide	July 2, 2013
2013-066	Temporary Use: Vic Hadfield Golf	Map 12(5)	July 2, 2013
2013-059	Infrastructure Ontario (Erinoak Kids)	Map 12(2)	August 6, 2013
2010-084	Memorial Gardens Canada Ltd.	Map 12(6)	OMB PL100509, August 28, 2013
2013-113	Green Ginger Development Inc.	Map 12(5)	December 2, 2013
2014-069	King's Christian Collegiate	Map 12(4)	June 9, 2014
2014-079	Pendent Developments Ltd. and Lower Fourth Development Ltd.	Map 12(4)	June 9, 2014
2014-080	Sixth Line Corporation (Part of Lot 15, Concession 1 N.D.S.)	Map 12(5)	August 6, 2014
2014-122	Shieldbay Developments Inc. (Part of Lot 11, Concession 1 N.D.S.)	Map 12(5)	December 8, 2014
2014-131	V!VA Oakville Facilities Inc. and Viva Oakville Towns Inc.	Map 12(4)	December 8, 2014

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Appendix C: Approximate location of the pipeline corridors



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# **North Oakville Zoning By-law 2009-189**

**Passed by Council on November 23, 2009  
O.M.B. approved on April 15, 2010, July 14, 2010, and October 25, 2010**

A By-law to restrict the *use* of land and the erecting, locating, or using  
of *buildings* or *structures*, and to regulate the *use* of land, *buildings*,  
and *structures*.

## **COUNCIL ENACTS AS FOLLOWS:**